

# AGENDA

## FLATHEAD COUNTY BOARD OF ADJUSTMENT

### September 7, 2021

The Flathead County Board of Adjustment will hold a public hearing on the items listed below on **Tuesday, September 7, 2021 beginning at 6:00 PM in the 2<sup>nd</sup> Floor Conference Room of the South Campus Building, 40 11<sup>th</sup> Street West, Suite 200, Kalispell, Montana.**

**Individuals that would like to participate via Zoom meeting may do so by following the instructions below.**

*Individuals who wish to make public comments are encouraged to send in comments via email prior to the meeting (send to [planning.zoning@flathead.mt.gov](mailto:planning.zoning@flathead.mt.gov)). Any comments that have been received after board packets, will be read into the public record. To access the meeting and give oral comment, please follow the instructions below.*

**Join Zoom Meeting by computer**  
<https://us06web.zoom.us/j/89985957001>

**One tap mobile**  
+16699006833,,89985957001# US (San Jose)  
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**Dial by your location**  
(wherever you are closest to - if you are unable to connect please try one of the other numbers)

+1 669 900 6833 US (San Jose)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 929 205 6099 US (New York)  
+1 301 715 8592 US (Washington DC)  
+1 312 626 6799 US (Chicago)

**Meeting ID: 899 8595 7001**

Find your local number: <https://us06web.zoom.us/j/89985957001>

*You will be instructed during the meeting when the public comment period is open for each agenda item.  
You can join the event starting at 5:45 p.m. on September 7, 2021. The meeting will begin at 6:00 pm*

### **The Agenda for the meeting will be:**

- A. Call to order and roll call.**
- B. Approval of the August 3, 2021 meeting minutes**
- C. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.)**
- D. The Board will hold public hearings on the following agenda items. Following the public hearings, Board discussion, and the adoption of findings of fact, the Board may make a decision on the requests.**
  - 1. FZV-21-06** A request from David Pracht and Nancy Breymeier for a variance to Section 3.16.040(3)(A) of the Flathead County Zoning Regulations (FCZR), to encroach in the front setback for the single-family dwelling. The subject property is zoned RC-1 (*Residential Cluster*) and is located at 179 Aerie Place, Bigfork, MT within the Bigfork Zoning District. The property contains approximately 0.451 acres.
  - 2. APPEAL-21-02** An appeal by CID, LLC, with technical assistance from Jane Cowley, regarding the Zoning Administrator approval of an Administrative Conditional Use Permit (FACU-21-22) on June 1, 2021, for short-term rental housing. The property is located at 10 Bear Dance Village, Bigfork, MT within the Bigfork Zoning District. The property is zoned *RA-1 (Residential Apartment)*.
  - 3. APPEAL-21-03** An appeal by CID, LLC, with technical assistance from Jane Cowley, regarding the Zoning Administrator approval of an Administrative Conditional Use Permit (FACU-21-23) on June 1, 2021, for short-term rental housing. The property is located at 55 Bear Dance Village, Bigfork, MT within the Bigfork Zoning District. The property is zoned *RA-1 (Residential Apartment)*.
  - 4. APPEAL-21-04** An appeal by Dale & Elaine Wick et al, with technical assistance from Donald R. Murray, attorney, Hash, O'Brien, Biby & Murray, PLLP, regarding the Zoning Administrator approval of an Administrative Conditional Use Permit (FACU-21-27) on June 7, 2021, for short-term rental housing. The property is located at 43 Larchwood Lane, Lakeside, MT within the Lakeside Boulevard North Zoning District. The property is zoned *R-2 (one family Limited Residential)* and *SC (Scenic Corridor)*.
- E. Old Business**
- F. New Business**
- G. Adjournment**

*All decisions made by the Board of Adjustment are considered final actions. Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board. Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, September 7, 2020.*

*Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11<sup>th</sup> Street West, Ste 220, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information.*

*Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5503 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.*